

061.0

0001

0002.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,496,000 / 1,496,000

ASSESSED:

1,496,000 / 1,496,000


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
176		LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BURGE ROBERT S	
Owner 2:	
Owner 3:	

Street 1: PO BOX 134	
Street 2:	

Twn/City: LEXINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: N

Postal: 02474	Type:
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PREVIOUS OWNER

Owner 1: WIGGINS JOHN A & GLADYS E -	
Owner 2: -	

Street 1: 176 LOWELL STREET	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains .736 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1850, having primarily Clapboard Exterior and 2140 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.
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OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		32058		Sq. Ft.	Site		0	70.	0.48	6			Locatio	-5					1,065,929						1,065,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	32058.000	429,400	700	1,065,900	1,496,000		40306
							GIS Ref
							GIS Ref
							Insp Date
							10/26/18

Residential

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ARLINGTON

APPRAISED:

1,496,000 / 1,496,000

USE VALUE:

1,496,000 / 1,496,000

ASSESSED:

1,496,000 / 1,496,000

EXTERIOR INFORMATION

Type:	15 - Old Style	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	YELLOW	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Very Good	LOCATION BEHIND COLONIAL VILLAGE.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating: Average	
A HBth:		Rating:	
OthrFix:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 8	BRs: 3
	Baths: 1	HB: 1

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1850
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G16
Fact:	.

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	18.6	%

CALC SUMMARY

Basic \$ / SQ:	135.00
Size Adj.:	1.14065421
Const Adj.:	0.99989998
Adj \$ / SQ:	153.973
Other Features:	86751
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	527509
Depreciation:	98117
Depreciated Total:	429392
WtAv\$/SQ:	
AvRate:	
Ind.Val	
Juris. Factor:	1.00
Special Features:	0
Final Total:	429400
Val/Su Net:	82.61
Val/Su SzAd	200.65

MOBILE HOME

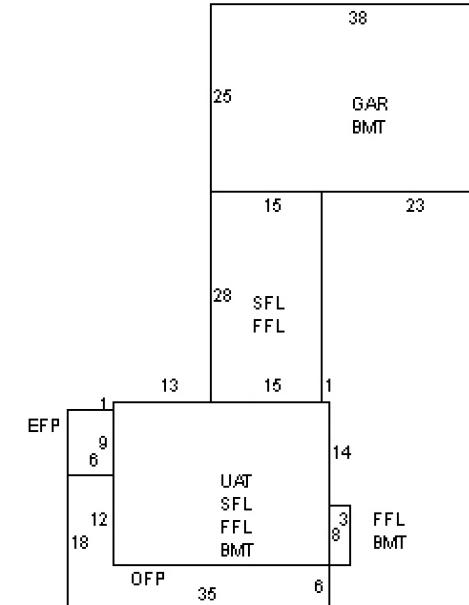
Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	10X16	A	AV	1970	7.25	T	39.2	101			700			700
2	Frame Shed	D	Y	1	8X10	A	AV	1970	0.00	T	39.2	101						
2	Frame Shed	D	Y	1	6X10	A	AV	1970	0.00	T	39.2	101						

COMMENTS

LOCATION BEHIND COLONIAL VILLAGE.									
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SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
BMT	Basement	1,612	46.190	74,461						
FFL	First Floor	1,082	153.970	166,599						
SFL	Second Floor	1,058	153.970	162,903						
GAR	Garage	950	17.630	16,748						
OPF	Open Porch	282	22.350	6,302						
UAT	Upper Attic	160	61.590	9,823						
EFP	Enclos Porch	54	72.590	3,920						
Net Sketched Area: 5,198				Total: 440,756						
Size Ad	2140	Gross Area	5676	FinArea	2140					

IMAGE

AssessPro Patriot Properties, Inc